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5/21/08

CARMEL REDEVELOPMENT COMMISSION Meeting, Wednesday, May 14, 2008

President Ron Carter called the meeting to order at 8:35 a.m. Commission members Rick Sharp, Jeff Worrell and Bill Hammer were present, constituting a quorum. Also present were Mayor Brainard, Karl Haas, Les Olds, Sherry Mielke and Andrea Stumpf.

Others present:

From CSO Architects: Brandon Bogan

From Sheil Sexton: Mike Anderson

Contractors and members of the public or press: [See sign-in sheet for detail.]

Matt Worthley, Brandon Bouman, Francesca Jarosz and Richard Osborn

Acceptance of Alternates from Bid Package Three

Mr. Olds stated the Construction Manager has evaluated the series of alternates for bid packages 1-4 and outlined which alternates are extremely important for the long-term durability of the facility. Two alternates were identified as important to long-term durability, scheduling and sequencing of the project: Limestone Field and Cast Stone at Upper Drum. The staff requested the CRC approve adding the two alternates to the project.

Currently the PAC construction schedule is on time, and will remain so with the approval of the two alternates at this time. It is not likely that the contractor will have additional costs once the work begins. The CRC is protected by the contract, and there is no indication if a decision is made at this time, there would be any forthcoming requests. There is concern regarding additional costs, delayed scheduling and significant color differences in the limestone if the decision regarding the alternates isn't made. By April 2009 the building will be "built in" meaning the temporary structural openings, masonry and most of the roofing will be in place. Limestone is scheduled to be delivered November 1, 2008 as part of the "build in" process.

The money for the two alternates is coming from the "private" fundraising efforts. The costs are beyond the budget at the current time but can temporarily be paid for through contingency funds or out of general CRC TIF funds. Previously the CRC approved to pay for the parking and laydown/shop space for PAC construction, resulting in \$700,000 being made available in the budget, which can be used toward the alternates.

Mr. Sharp moved to accept the bid of Bybee Stone Company/Hagerman Construction in the amount of \$753,650 for Bid package 3, Alternate 1, for the Limestone Field. Seconded by Mr. Hammer and unanimously approved.

Mr. Sharp moved to approve Hagerman Construction's bid in the amount of \$155,130 for Alternate 3, Cast Stone at the Upper Drum. Seconded by Mr. Hammer. The motion was approved 3-1. Votes approving motion: Ron Carter, Bill Hammer, Jeff Worrell. Votes against motion: Rick Sharp.

Response to Parcel 47A, B, & C RFP Submissions

Mr. Haas reported that two bids were received: Keystone Construction and Barrett & Stokely. The bid from Keystone Construction was not received before the deadline, and needs to be rejected. The bid from Barrett & Stokely does not comply with the RFP and needs to be rejected.

Negotiations can now begin with either or both bidders, or any third party. Within 30 days, a project agreement can be signed with any developer.

Mr. Hammer moved to reject both bids for Parcel 47A, B & C in response to the RFP. Seconded by Mr. Worrell and unanimously approved.

Old Business

None at this time.

New Business

None at this time.

Adjournment

Mr. Hammer moved the meeting be adjourned. Seconded by Mr. Worrell. The meeting was adjourned at 8:52 a.m.